

4th Quarter Rates Notice for year ending 30 June 2022



047-5086 (12743)

D Maione and M Maione
C/- COLLINS BATEMAN COMMERCIAL
PROPERTY SERVICES
193 North East Rd
HAMPSTEAD GARDENS SA 5086

Assessment number	273920
Valuation number	2134895005
Date of notice	11-Apr-2022
Full year balance	\$1,230.10
Quarterly payment	\$1,230.10
Due date	01-Jun-2022

Property location and description

Location: 18 Croydon Road, KESWICK SA 5035
Ward: Keswick
Local Government Description: Commercial Other

Date Declared: 06/07/2021

Minimum Rate: \$961.00

Capital Value: \$770,000

Instalment/payment details

Commercial Other	0.00629690	770000	\$4,848.60
RL Levy	0.00009339	770000	\$71.90
Payments			\$-3,690.40
Full Year's Balance Outstanding			\$1,230.10

Payment plans

If you wish to make payment on a weekly, fortnightly or monthly plan, please contact us on 8416 6333 during business hours. Alternatively, a payment arrangement can be organised online via westtorrens.sa.gov.au/onlineservices. To use this service, please register under the heading 'My Rates', selecting 'Register for this service'. You will then need to complete the registration information. Once registration has been approved, go to 'My Rates' and follow the onscreen instructions to organise your personalised payment plan.

1st quarter

\$0.00

Due by: 01-Sep-2021

2nd quarter

\$0.00

Due by: 01-Dec-2021

3rd quarter

\$0.00

Due by: 01-Mar-2022

4th quarter

\$1,230.10

Due by: 01-Jun-2022

Fines apply for payments not received by the due date

No GST is payable on this account

Payment arrangements can now be organised online at
westtorrens.sa.gov.au/onlineservices



Bill code: 88567
Ref: 27392 0



The City of West Torrens 165 Sir Donald Bradman Drive, Hilton SA 5033



Make sure you never miss receiving your rates bill

Register for email bills at westtorrens.ezybill.com.au or scan the QR code.



Online services - register today

1. Visit westtorrens.sa.gov.au/onlineservices or scan the QR code.
2. Select 'My Rates'
3. Click 'Register for this Service'
4. Complete registration information.



Council Office Use Only



If paying in full \$1,230.10

OR

This quarter's balance \$1,230.10

Quarterly payment due date: 01-Jun-2022

Council Office Use Only



IMPORTANT INFORMATION

Change of address or ownership

Have you moved?

It is your responsibility to advise Council if your personal details have changed. This can be done in writing via email. Please note that the address for the service of this rates notice may be different to the address(es) used for other Council business, eg building applications and other Council services, so you must specifically request an alteration to the mailing address for the rates notice for each property you own when your personal details change. Please advise Council, in writing, immediately if your details have changed. Email Council at csu@wtcc.sa.gov.au or post to:

City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Payment of rates

Rates are payable in four (4) approximately equal instalments. Quarterly instalments are due in September, December, March and June. A notice will be sent thirty (30) days before each payment is due. You may elect to pay any instalment in advance. If the amount due remains unpaid after the due date, it may be recovered in a court of competent jurisdiction.

Fines on rates

Rates will be overdue if they have not been received by Council by the due date shown on the front of this notice. After this date, additional charges will apply:-

- a fine of two (2) per cent of the amount due will be added immediately and
- at the end of each month thereafter, interest (at the rate prescribed in the Local Government Act 1999) will be added on any balance (including interest) not then paid.

Legal action

If rates are in arrears, legal action may have commenced on the overdue amount and additional costs may be applicable.

Payment plans

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Hardship

If you do experience difficulties in paying your rates in full or in four instalments during the year, contact Council's Rates Officer during business hours on 8416 6333 or csu@wtcc.sa.gov.au to discuss payment options. All enquiries are treated confidentially.

Council rebates

Certain organisations may be eligible for a rebate, eg community groups, health and education organisations etc. Phone 08 8416 6333 or email csu@wtcc.sa.gov.au for further information.

Postponement of rates – seniors

Ratepayers who hold a State Seniors Card (or who are eligible to hold a State Seniors Card and have applied for one) are able to apply to Council to postpone payment of rates on their principal place of residence. Postponed rates remain as a charge on the land and are not required to be repaid until the title of the property is transferred. Phone 08 8416 6333 or email csu@wtcc.sa.gov.au for further information.

Objection to valuation

You may object to the valuation referred to in this notice by writing to the Valuer-General within 60 days after the date of service of this notice. But note:

- If you have previously received a notice or notices under the Local Government Act 1999 referring to the valuation and informing you of a 60-day objection period, the objection period is 60 days after service of the first such notice.
- This 60 day objection period may be extended by the Valuer-General where it can be shown there is reasonable cause.
- You may not object to the valuation if the Valuer-General has already considered an objection by you to that valuation.

A written objection to valuation must set out the grounds for objection. Objections can also be submitted online at www.sa.gov.au and enter 'Objecting to a property Valuation' in the search field. Differential rates (and or charges) imposed by rates (and or charges) are still due and payable by the due date even if an objection has been lodged.

Objections are to be forwarded to the Office of the Valuer-General, GPO Box 1354, Adelaide 5001; Phone 1300 653 346; Email: ovgobjections@sa.gov.au

Revaluation initiative

Each year properties are valued by the Office of the Valuer-General as part of the General Valuation. This year the City of West Torrens was part of a revaluation initiative that involved a comprehensive review of property valuations. The information is used to improve the accuracy of individual property values as a share of the sum of all properties in West Torrens. For more information visit westtorrens.sa.gov.au/rates

Objection to land use

Differential general rates imposed by the Council are based on various land use categories. Should you have any reason to believe that the land use category applied to your account is incorrect, you may lodge a written objection to Council outlining the grounds upon which your objection is based. Objections must be submitted to Council within sixty (60) days of receiving this notice. Rates are still due and payable by the due date even if an objection has been lodged.

Regional Landscape Levy

The Regional Landscape (RL) levy (previously known as the NRM levy) is a State tax. Councils are required under the Landscape South Australia Act 2019 to collect the levy on all rateable properties on behalf of the State Government. For further information regarding this levy, or the work the levy supports, visit the Green Adelaide Board at www.landscape.sa.gov.au or phone (08) 8463 3733.

State Government assistance

To check your eligibility for State Government concessions, visit www.sa.gov.au/ concessions or contact the ConcessionsSA hotline, 1800 307 758.

Voters roll

Persons on the State House of Assembly Electoral Roll are automatically included in the Council Voters Roll and entitled to vote in Council elections. Others who are ratepayers may also be entitled to be enrolled on the Council Voters Roll but will need to apply for enrolment. If you have any queries please phone 08 8416 6333.

Allocation of funds

A summary of Council's annual business plan is sent out with the first rates notice each financial year. This gives an overview as to how money will be allocated each financial year. The full version of the annual business plan, which includes additional rates information, is available at westtorrens.sa.gov.au along with a list of Council services.



Billpay code: 0564
Ref: 27392 0

To pay this bill visit any Australia Post office.
Phone 13 18 16 or go to postbillpay.com.au



*564 273920



Register to receive your rate notices by email via ezybill!

It's as easy as 1,2,3

1. Go online to westtorrens.ezybill.com.au
2. Create your account.
3. Register your property

Internet payment  Visit Council's website - westtorrens.sa.gov.au - and access the 'Make a payment' section.	BPAY by phone or internet  Visit your bank's website or call your bank to pay by BPAY, quote biller code 88567.	BPAY View  Sign up for BPAY View to receive and pay your rate notices electronically at your financial institution. Go to your internet banking to register.
Payment by post  Send your cheque/money order and payment advice slip to: City of West Torrens 165 Sir Donald Bradman Drive, Hilton SA 5033	In person/phone payment  Visit the Civic Centre where EFTPOS and credit card facilities are available, or phone 08 8416 6333 to make a credit card payment during office hours.	Payment arrangement To make a payment arrangement online, visit Council's website, westtorrens.sa.gov.au/ onlineservices - 'My Rates' and complete registration details.